

June 16, 1986
Ordinance Book 34 - Page 474

ORDINANCE NO. 1974-X

AN ORDINANCE DESIGNATING A PROPERTY KNOWN AS THE "WILLIAM HENRY BELK HOUSE" (THE EXTERIOR OF THE HOUSE, AND THE ACTUAL GROUND UPON WHICH THE HOUSE SITS) AS HISTORIC PROPERTY, SAID PROPERTY BEING LOCATED AT 200 HAWTHORNE LANE, CHARLOTTE, NORTH CAROLINA, AND RECORDED ON TAX PARCEL NUMBER 127-038-01 IN THE MECKLENBURG COUNTY TAX OFFICE.

WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Chapter 160A, Article 19, Part 3B, as amended, of the General Statutes of North Carolina have been met; and

WHEREAS, the City Council of Charlotte, North Carolina, has taken into full consideration all statements and information presented at a joint public hearing held with the Charlotte-Mecklenburg Historic Properties Commission on the 16th day of June, 1986, on the question of designating a property known as the "William Henry Belk House" as historic property; and

WHEREAS, the "William Henry Belk House", completed in late 1924 or early 1925, was the home of William Henry Belk, a merchant and philanthropist of local and regional importance; and

WHEREAS, the architect of the "William Henry Belk House" was C. C. Hook, an architect of local and regional importance, who specialized in the Colonial Revival-Classical Revival tradition, of which the "William Henry Belk House" is a striking example; and

WHEREAS, the "William Henry Belk House" is one of the few mansions which survive on Hawthorne Lane, which was once an elegant residential street in Elizabeth, one of Charlotte's

June 16, 1986
Ordinance Book 34 - Page 475

oldest suburbs; and

WHEREAS, the Charlotte-Mecklenburg Historic Properties Commission has demonstrated that the property known as the "William Henry Belk House" possesses integrity of design, setting, workmanship, materials, and/or association; and

WHEREAS, the Charlotte-Mecklenburg Historic Properties Commission has demonstrated that the property known as the "William Henry Belk House" possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the property known as the "William Henry Belk House" is vested in fee simple to the Presbyterian Hospital.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Charlotte, North Carolina:

1. That the property known as the "William Henry Belk House" (the exterior of the house, and the actual ground upon which the house sits) is hereby designated as historic property pursuant to Chapter 160A, Article 19, Part 3B, as amended, of the General Statutes of North Carolina. For purposes of description only, the location of said property is noted as being situated at 200 Hawthorne Lane, Charlotte, North Carolina, and recorded on Tax Parcel Number 127-038-01 in the Mecklenburg

County Tax Office.

2. That said designated property may be materially altered, restored, moved or demolished only following the issuance of a Certificate of Appropriateness by the Charlotte-Mecklenburg Historic Properties Commission. An application for a Certificate of Appropriateness authorizing the demolition of said property may not be denied. However, the effective date of such a Certificate may be delayed in accordance with Chapter 160A, Article 19, Part 3B, and amendments thereto, and hereinafter adopted.

3. That nothing in this ordinance shall be construed to prevent or delay the ordinary maintenance or repair of any architectural feature in or on said property that does not involve a change of design, material, or outer appearance thereof, nor to prevent or delay the making of emergency repairs, nor to prevent or delay the construction, reconstruction, alteration, restoration, demolition or removal of any such feature when a building inspector or similar official certifies to the Commission that such action is required for the public safety because of an unsafe condition. Nothing herein shall be construed to prevent the property owner from making any use of this property not prohibited by other statutes, ordinances, or regulations.

June 16, 1986
Ordinance Book 34 - Page 477

4. That a suitable sign may be posted indicating that said property has been designated as historic property and containing any other appropriate information. If the owner consents, the sign may be placed on said property.

5. That the owners and occupants of the property known as the "William Henry Belk House" be given notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the offices of the City Clerk, Building Standards Department, Mecklenburg County Register of Deeds, and the Tax Supervisor, as required by applicable law.

6. That which is designated as historic property shall be subject to Chapter 160A, Article 19, Part 3B, and any amendments to it and any amendments hereinafter adopted.

Approved as to form:

Henry W. Underhill Jr.
City Attorney

CERTIFICATION

I, PAT SHARKEY, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 16th day of June, 1986, the reference having been made in Minute Book 86, and recorded in full in Ordinance Book 34, at Page(s) 474-477.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 25th day of June, 1986.

PAT SHARKEY, CITY CLERK

June 16, 1986
Ordinance Book 34 - Page 478

ORDINANCE NO. 1975-X

AN ORDINANCE DESIGNATING A PROPERTY KNOWN AS THE "SCOTT-HOKE HOUSE" (THE EXTERIOR AND THE INTERIOR OF THE HOUSE AND THE ENTIRE LOT UPON WHICH THE HOUSE IS LOCATED) AS HISTORIC PROPERTY, SAID PROPERTY BEING LOCATED AT 1717 CLEVELAND AVENUE, CHARLOTTE, NORTH CAROLINA, AND RECORDED ON TAX PARCEL NUMBER 123-075-21 IN THE MECKLENBURG COUNTY TAX OFFICE.

WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Chapter 160A, Article 19, Part 3B, as amended, of the General Statutes of North Carolina have been met; and

WHEREAS, the City Council of Charlotte, North Carolina, has taken into full consideration all statements and information presented at a joint public hearing held with the Charlotte-Mecklenburg Historic Properties Commission on the 16th day of June, 1986, on the question of designating a property known as the "Scott-Hoke House" as historic property; and

WHEREAS, the "Scott-Hoke House", erected in 1900-01, is one of the finest local examples of the Queen Anne style of architecture; and

WHEREAS, the "Scott-Hoke House" is one of the oldest houses in Dilworth, Charlotte's initial streetcar suburb; and

WHEREAS, the "Scott-Hoke House" is an especially well preserved example of early Dilworth architecture; and

WHEREAS, the "Scott-Hoke House" has been owned by locally prominent individuals; and

WHEREAS, the Charlotte-Mecklenburg Historic Properties Commission has demonstrated that the property known as the

"Scott-Hoke House" possesses integrity of design, setting, workmanship, materials, and/or association; and

WHEREAS, the Charlotte-Mecklenburg Historic Properties Commission has demonstrated that the property known as the "Scott-Hoke House" possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the property known as the "Scott-Hoke House" is vested in fee simple to Mrs. Erma R. Hoke.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Charlotte, North Carolina:

1. That the property known as the "Scott-Hoke House" (the exterior and the interior of the house and the entire lot upon which the house is located) is hereby designated as historic property pursuant to Chapter 160A, Article 19, Part 3B, as amended, of the General Statutes of North Carolina. For purposes of description only, the location of said property is noted as being situated at 1717 Cleveland Avenue, Charlotte, North Carolina, and recorded on Tax Parcel Number 123-075-21 in the Mecklenburg County Tax Office.

2. That said designated property may be materially altered, restored, moved or demolished only following the issuance of a Certificate of Appropriateness by the

Charlotte-Mecklenburg Historic Properties Commission. An application for a Certificate of Appropriateness authorizing the demolition of said property may not be denied. However, the effective date of such a Certificate may be delayed in accordance with Chapter 160A, Article 19, Part 3B, and amendments thereto, and hereinafter adopted.

3. That nothing in this ordinance shall be construed to prevent or delay the ordinary maintenance or repair of any architectural feature in or on said property that does not involve a change of design, material, or outer appearance thereof, nor to prevent or delay the making of emergency repairs, nor to prevent or delay the construction, reconstruction, alteration, restoration, demolition or removal of any such feature when a building inspector or similar official certifies to the Commission that such action is required for the public safety because of an unsafe condition. Nothing herein shall be construed to prevent the property owner from making any use of this property not prohibited by other statutes, ordinances, or regulations.

4. That a suitable sign may be posted indicating that said property has been designated as historic property and containing any other appropriate information. If the owner consents, the

June 16, 1986
Ordinance Book 34 - Page 481

sign may be placed on said property.

5. That the owners and occupants of the property known as the "Scott-Hoke House" be given notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the offices of the City Clerk, Building Standards Department, Mecklenburg County Register of Deeds, and the Tax Supervisor, as required by applicable law.

6. That which is designated as historic property shall be subject to Chapter 160A, Article 19, Part 3B, and any amendments to it and any amendments hereinafter adopted.

Approved as to form:

Henry W. Chandler Jr.
City Attorney

CERTIFICATION

I, PAT SHARKEY, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 16th day of June, 19 86, the reference having been made in Minute Book 86, and recorded in full in Ordinance Book 34, at Page(s) 478-481.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 20th day of June, 1986.

PAT SHARKEY, CITY CLERK

482
June 16, 1986
Ordinance Book 34 - Page 482

ORDINANCE NO. 1975

ORDINANCE AMENDING APPENDIX A - ZONING

AN ORDINANCE AMENDING THE CITY ORDINANCE, APPENDIX A - ZONING, OF THE CITY CODE OF THE CITY OF CHARLOTTE.

BE IT ORDAINED by the City Council of the City of Charlotte, North Carolina, that:

Section 1. Appendix A - Zoning, Code § 3053.2, "Permitted Uses",

#19. shall be deleted in its entirety and in lieu thereof shall be a new

#19 to read as follows:

"19. Outside, open market on private or public property, not including the streets and sidewalks, for the selling of fresh food, not to be consumed on the premises, and plants, but shall be subject to all applicable State laws and regulations. Such an open air, fresh food market need not comply with the developments standards of Code § 3053.6 et seq. nor the parking standards of Code § 3053.8.1."

Section 2. This ordinance shall become effective upon adoption.

Approved as to form:


City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 16th day of June, 1986, the reference having been made in Minute Book 86, and is recorded in full in Ordinance Book 34 at page 482.

Pat Sharkey
City Clerk

APPROVED BY CITY COUNCIL

June 16, 1986
Ordinance Book 34 - Page 483

DATE 6-16-86

ORDINANCE NO. 1976

AN ORDINANCE AMENDING APPENDIX A
OF THE CITY CODE - ZONING ORDINANCE

AN ORDINANCE AMENDING THE CITY CODE
WITH RESPECT TO THE ZONING ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. Appendix A, "Zoning" of the Code of the City of Charlotte is hereby amended as follows:

- 1. Amend Section 1102 Definitions by adding the following new terms in proper alphabetical order.

Demolition landfill. A sanitary landfill that is limited to receiving stumps, limbs, leaves, concrete, brick, wood, uncontaminated earth or other solid wastes meeting the standards of the State of North Carolina. A clean fill operation which is conducted to improve or recontour land using only soil is not construed to be such a landfill.

- .1 On-site demolition landfill. A demolition landfill which is located within the confines of property being developed or in use, and used only for the disposal of acceptable materials which are generated on the property being developed or used as an accessory use to the development activity.
- .2 Off-site demolition landfill. A demolition landfill established as a principal use to receive acceptable materials generated elsewhere than on the site, or any on-site demolition landfill that receives acceptable materials from any location other than the site on which it is located.

- 2. Amend Section 3003 by adding the following new uses.

- 29. Demolition landfill, on site, in accordance with the standards of Section 3140, and off site in accordance with the standards of Section 3141.
- 30. Demolition landfill as a principal use with a Minor Special Use Permit in accordance with Section 3335.

- 3. Amend Section 3013 by adding the following new uses.

- 31. Demolition landfill, on site, in accordance with the standards of Section 3140, and off site in accordance with the standards of Section 3141.
- 32. Demolition landfill as a principal use with a Minor Special Use Permit in accordance with Section 3335.

June 16, 1986
Ordinance Book 34 - Page 484

4. Amend Section 3023 by adding the following new uses.
 8. Demolition landfill, on site, in accordance with the standards of Section 3140, and off site in accordance with the standards of Section 3141.
 9. Demolition landfill as a principal use with a Minor Special Use Permit in accordance with Section 3335.
5. Amend Section 3033 by adding the following new uses.
 40. Demolition landfill, on site, in accordance with the standards of Section 3140, and off site in accordance with the standards of Section 3141.
 41. Demolition landfill as a principal use with a Minor Special Use Permit in accordance with Section 3335.
6. Amend Section 3043 by adding the following new uses.
 27. Demolition landfill, on site, in accordance with the standards of Section 3140, and off site in accordance with the standards of Section 3141.
 28. Demolition landfill as a principal use with a Minor Special Use Permit in accordance with Section 3335.
7. Amend Section 3063 by adding the following new uses.
 106. Demolition landfill, on site, in accordance with the standards of Section 3140, and off site in accordance with the standards of Section 3141.
 107. Demolition landfill as a principal use with a Minor Special Use Permit in accordance with Section 3335.
8. Amend Section 3073 by adding the following new uses.
 26. Demolition landfill, on site, in accordance with the standards of Section 3140, and off site in accordance with the standards of Section 3141.
 27. Demolition landfill as a principal use with a Minor Special Use Permit in accordance with Section 3335.
9. Amend Section 3100 by adding a new Section 3140 as follows.
 3140. On Site Demolition Landfill
On-site demolition landfill is permitted in any district subject to the following provisions.

June 16, 1986
Ordinance Book 34 - Page 485

- .1 Any on-site demolition landfill must obtain a permit from and comply with the standards of the Mecklenburg County Environmental Health Department and the State of North Carolina.
- .2 Any such landfill may not be operated for more than 12 months, after which time it must be closed in an approved fashion.
- .3 The location of any such landfill must be indicated on any required final subdivision plat. Further, any parcel or lot which contains any part of any such landfill must have notification of the existence and extent of the landfill recorded as part of the deed for the lot or parcel.
- .4 No portion of any such landfill may be located within 75' of any exterior property lines. This includes structures, equipment storage, parking areas and fill areas except that access drives may cross this area.
- .5 Any on-site demolition landfill which is located in an industrial district is exempt from the 12 month requirement provided that no portion of the landfill is located within 300 feet of any adjoining residentially zoned property.

10. Amend Section 3100 by adding a new Section 3141 as follows.

3141. Off Site Demolition Landfill

An off site Demolition Landfill may be established in any district subject to the following specific conditions.

- .1 Any off site demolition landfill must obtain a permit from and comply with the standards of the Mecklenburg County Environmental Health Department and the State of North Carolina.
- .2 Any such facility may not be operated for a period exceeding 24 months from the time that any activity begins on the site.
- .3 No portion of any such landfill may be located within 75' of any exterior property line. This includes structures, equipment storage, parking areas, and fill areas except that access drives may cross this area.
- .4 The actual fill area must be located at least 300' from any existing residential structure and at least 300' away from any existing or former demolition landfill site. However, the 300' requirement from a residential structure may be waived if the residential structure and the landfill are on the same property and the owner of the property waives the separation requirement in writing.
- .5 Access to the site must not be from a residential local or residential collector street.

5/12/86

- .6 Access to the site must be controlled and must be closed during hours when filling activities are not under way.
- .7 Use of the site for any purpose is limited to the hours of 7:00 a.m. to 6:00 p.m. Monday through Saturday if the site is located in a residential district or adjoins any property which contains existing residential dwelling units.
- .8 The area of the site which is to be actively used to accommodate fill material is limited to 10 acres.
- .9 No filling of any type is allowed in any portion of a regulatory flood plain, including both the floodway and the floodway fringe area.
- .10 The operator of the facility is responsible for removing any and all debris, dirt or other materials which may fall from trucks entering or leaving the landfill from the adjoining streets on at least a weekly basis. Failure to comply with this requirement constitutes a violation of this ordinance and may constitute grounds for revocation of the operating permit. This requirement applies within 500' from all entrances to the site.
- .11 All driveways which serve the site must be wide enough to accommodate two way traffic at all times and an area on the site must be provided to accommodate vehicles entering the site so that no traffic waiting to enter the site will be backed up on any public right-of-way.
- .12 A surety bond or irrevocable letter of credit in an amount equal to .25 times \$1,000.00 per acre or portion of an acre of the total area to be filled must be provided to insure that the facility will be closed out in an approved fashion. No more than 25% of the total area to be filled may be actively used at any one time.
- .13 A site plan showing how all of the above standards will be met must be submitted to the Charlotte-Mecklenburg Building Standards Department for review and approval prior to the issuance of a zoning permit for the proposed landfill. The Building Standards Department staff will consult with the Department of Environmental Health to assure that all applicable standards to protect public health, safety, and welfare are met. The site plan which must be submitted to obtain an operating permit may contain the information required for this ordinance.
- .14 Any demolition landfill which would be larger or operate for a longer period of time than this section permits must secure a Minor Special Use Permit under Section 3335.
- .15 Any demolition landfill which existed prior to the adoption of this section, but which does not comply with the standards of this section must be brought into compliance with those standards according to the following schedule.

Size of Site	Compliance required within this time after adoption
0-10 acres	2 years
over 10 acres	3 years
over 20 acres	4 years
over 30 acres	5 years

The process for the issuance of a minor special use permit must be completed, not simply begun, prior to the expiration of the time period listed above. Any such use which does not comply with these standards within the prescribed time will be in violation of this ordinance.

11. Amend Section 3300 by adding a new Section 3335 as follows.

3335. Off-Site Demolition Landfill

3335.1. Special Use Requirements. Off-site demolition landfills may be established as a minor special use within any district subject to the pertinent provisions of this ordinance. Additional property shall not be acquired to extend the life of a specific site initially approved under these provisions.

3335.2. Application. Applications for a minor special use permit for demolition landfills must be submitted and reviewed in accordance with Section 3300. In addition, the following information must be provided.

- .1 The method(s) of landfilling proposed.
- .2 The method(s) proposed to control vectors.

3335.3. Findings. As a prerequisite to approval of an application for this minor special use, the Special Use Permit Board must find that the evidence presented at the hearing establishes:

- .1 That the landfill will secure and maintain a permit from and comply with the standards of the Mecklenburg County Environmental Health Department during the time that it is in operation.
- .2 That there is a plan for the reclamation of the property upon the cessation of landfilling activities.
- .3 That the proposed use of the site complies with all of the site and location standards for off-site demolition landfills found in Section 3141 except for the 10 acre and/or 2 year requirements.
- .4 That the proposed use will not endanger the public health or safety.

3335.4. Zoning Map Designation. Following Special Use Permit Board approval of a minor special use permit application, the property for which approval was granted will be labeled "S.U.P. 3335" on the Official Zoning Map.

June 16, 1986
Ordinance Book 34 - Page 488

Section 2. That this ordinance shall become effective upon its adoption.

Approved as to form:

Henry W. Underhill Jr.
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 16th day of June, 19 86, the reference having been made in Minute Book 86, and recorded in full in Ordinance Book 34, at page 483.

Pat Sharkey, City Clerk

June 16, 1986
Ordinance Book 34 - Page 489

Petition No. 85-67
Charlotte-Mecklenburg
Planning Commission

ORDINANCE NO. 1977-Z

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1005 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-9MF to R-12MF on the Official Zoning Map, City of Charlotte, N.C. the following described property:

BEING a 31.85 acre site located on the south side of York Road across from the York Road Landfill in the City of Charlotte and more specifically shown on the attached map.

Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

Section 3. That this ordinance shall become effective upon its adoption.

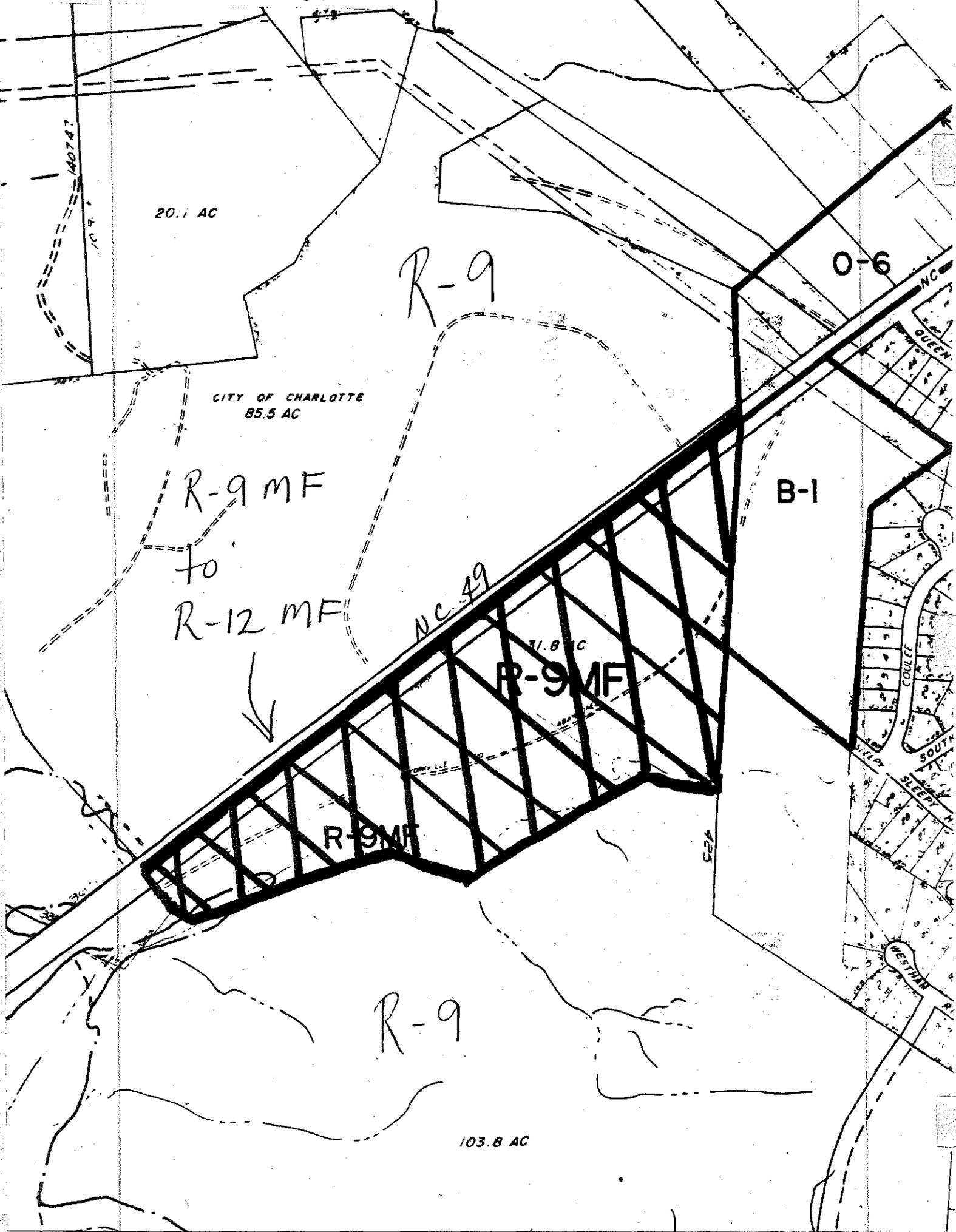
APPROVED AS TO FORM:

Henry W. Chadwell Jr.
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 16th day of June, 19 86, the reference having been made in Minute Book 86, and is recorded in full in Ordinance Book 34, at page 489.

Pat Sharkey
City Clerk

June 16, 1986
Ordinance Book 34 - Page 490



Petition No. 85-67
Charlotte-Mecklenburg
Planning Commission

ORDINANCE NO. 1977-Z

AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of a 12.27 acre site on York Road across from the York Road Landfill from B-1 to B-1(CD); and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 3201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 3202.1 and 3202.2, and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Section 1300 and a public hearing was held on September 16, 1985; and

WHEREAS, in the passage of this ordinance the City Council of the City of Charlotte has considered the promotion of the health, safety, general welfare, and public interest of the community, and each of the following which are required by Section 3202.3:

1. The policies and objectives of the comprehensive plan, particularly in relation to the proposed site and surrounding area.
2. The potential adverse impacts on the surrounding area, especially in regards but not limited to traffic, storm drainage, land values and compatibility of land use activities.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1005 of the City of Charlotte Zoning Ordinance is hereby amended by changing from B-1 to B-1(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

BEGINNING at a point, said point being the common rear corner (northerly) of Lots 17 and 18, Block 1 as shown on map of Yorkmont Park, section near 4-A recorded in Map Book 9 at Page 375; thence from said beginning point along the westerly property lines of Lots 18 and 19, Block 1 of Yorkmont Park, section near 4-A as shown on the aforesaid map recorded in Map Book 9 at Page 375 S.58-08-30W. 345.15 feet to a point; thence along the westerly property lines of Lots 19, 20, 22-28, Block 1 as shown on the aforesaid map recorded in Map Book 9 at Page 375, S.8-56-30W. 793.06 feet to a point in Sleepy Hollow Road; thence N.51-02-05W. 519.74 feet to a point; thence N.8-56-30E. 789.64 feet to a point in York Road; thence

June 16, 1986
Ordinance Book 34 - Page 492

N.3-06-20E. 14.23 feet to a point in the centerline of York Road; thence with the centerline of York Road N.58-08-30E. 356.78 feet to a point; thence S.48-53-15E. 522.93 feet to the point or place of BEGINNING and containing 12.273 acres as shown on plat entitled "Preliminary Subdivision Plan of Yorkmont Park, Berryhill Township, Mecklenburg County, North Carolina" dated April, 1956 and prepared by A. V. Blankenship.

LESS AND EXCEPT .341 acre conveyed by Alson Court, Inc. to the City of Charlotte by deed dated April 30, 1986 and duly filed for record in the Mecklenburg Registry, said property being conveyed for the Tyvola Road Extension right-of-way.

Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

Section 3. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

Henry W. Underhill Jr.
Henry Underhill, City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 16th day of June, 19 86, the reference having been made in Minute Book 86, and recorded in full in Ordinance Book 34, beginning on Page 489.

Pat Sharkey
City Clerk

June 16, 1986
Ordinance Book 34 - Page 493

Petition No. 86-24
F & J Corporation

ORDINANCE NO. 1978-Z

AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of a portion of an 11.92 acre site located in the 6600 block of North Tryon Street from R-12 to B-2(CD); and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 3201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 3202.1 and 3202.2, and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Section 1300 and a public hearing was held on February 17, 1986; and

WHEREAS, in the passage of this ordinance the City Council of the City of Charlotte has considered the promotion of the health, safety, general welfare, and public interest of the community, and each of the following which are required by Section 3202.3:

1. The policies and objectives of the comprehensive plan, particularly in relation to the proposed site and surrounding area.
2. The potential adverse impacts on the surrounding area, especially in regards but not limited to traffic, storm drainage, land values and compatibility of land use activities.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1005 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-12 to B-2(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

BEGINNING at a point located at the most northwesterly corner of the property of Stuckey Bros. and Hanna, Inc., as described in deed recorded in Book 3032, Page 446 of the Mecklenburg Public Registry, said point also being located in the most northeasterly corner of the property of Virginia McConnell Torrence, as described in deed recorded in Book 1457, Page 56 in said registry, and running thence from said Beginning point N.10-26-00E. 246.02 feet to a point; thence in a northerly direction with the arc of a circular curve to the right having a radius of 2478.79 feet, an arc distance of 440.46 feet to a point in the southerly line of Dolph C. Black and William B. Black as described in deed recorded in Book 4060, Page 778 in said registry; thence with Black's southerly line, S.76-34-49E. 142.20

feet to an existing iron pin in the rear line of Lot 6 of Mecklenburg Acres Subdivision, as shown on plat recorded in Map Book 7, Page 477 of the Mecklenburg Public Registry; thence with the rear line of Lots 6, 7, 8 and 9 of said subdivision, S.21-01-57E. 297.85 feet to a point; thence continuing with the rear line of Lots 9, 10, 11, 12 and 13, S.21-01-57E. 460.01 feet to a point located at the northeast corner of the property of Gloryland Baptist Church, as described in deed recorded in Book 3465, Page 505 of the Mecklenburg Public Registry; thence with the northerly line of Gloryland Baptist Church and Stuckey Bros., N.81-20-21W. 577.92 feet to the point and place of BEGINNING, all as shown on survey prepared by Concord Engineering & Surveying, Inc., dated October 30, 1985.

Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

Section 3. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

Henry Underhill by J. H. Marshall, Jr.
Henry Underhill, City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 16th day of June, 19 86, the reference having been made in Minute Book 86, and recorded in full in Ordinance Book 34, beginning on Page 493.

Pat Sharkey
City Clerk

APPROVED BY CITY COUNCIL

June 16, 1986
Ordinance Book 34 - Page 495

DATE 6-16-86

ORDINANCE NO. 1979

AN ORDINANCE AMENDING APPENDIX A
OF THE CITY CODE - ZONING ORDINANCE

AN ORDINANCE AMENDING THE CITY CODE
WITH RESPECT TO THE ZONING ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. Appendix A, "Zoning" of the Code of the City of Charlotte is hereby amended as follows:

- 1. Amend Section 3045.2 by deleting paragraphs .1 and .2, by renumbering the remaining paragraphs as .2 and .3 respectively, and by substituting a new paragraph as follows.
 - .1 All residential development in the 0-6 or 0-15 districts must conform to the development standards of the R-9MF or R-15MF district respectively.
- 2. Amend Section 3065.3 by deleting the language from paragraph .1 and by substituting the following new language.
 - .1 All residential development in either the B-1 or B-2 district must conform to the development standards of the R-6MF district.

Section 2. That this ordinance shall become effective upon its adoption.

Approved as to form:

Henry W. Underhill Jr
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 16th day of June, 1986, the reference having been made in Minute Book 86, and recorded in full in Ordinance Book 34, at page 495.

Pat Sharkey, City Clerk

APPROVED BY CITY COUNCIL
DATE 6-16-86

86-36

ORDINANCE NO. 1980

AN ORDINANCE AMENDING APPENDIX A
OF THE CITY CODE - ZONING ORDINANCE

AN ORDINANCE AMENDING THE CITY CODE
WITH RESPECT TO THE ZONING ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. Appendix A, "Zoning" of the Code of the City of Charlotte is hereby amended as follows:

1. Amend Section 3053.7.1 through 3053.7.6 shall be deleted in its entirety and a new section is substituted in lieu thereof to read as follows:

3053.7. SIGNS

Identification, business, or other signs on private property are regulated in accordance with Section 2111.

Section 2. That this ordinance shall become effective upon its adoption.

Approved as to form:

Henry W. Bladenhill Jr.
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 16th day of June, 1986, the reference having been made in Minute Book 86, and recorded in full in Ordinance Book 34, at page 496.

Pat Sharkey, City Clerk

June 16, 1986
Ordinance Book 34 - Page 497

Petition No. 86-38
Tuckaseegee Road Community
Organization

ORDINANCE NO. 1981-Z

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1005 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-9MF to R-12 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

BEING a 10.14 acre site on Toddville Road north of Tuckaseegee Road in the City of Charlotte and shown more specifically on the attached map.

Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

Section 3. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

Deputy
W. M. ...
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 16th day of June, 1986, the reference having been made in Minute Book 86, and is recorded in full in Ordinance Book 34, at page 497.

Pat Sharkey
City Clerk

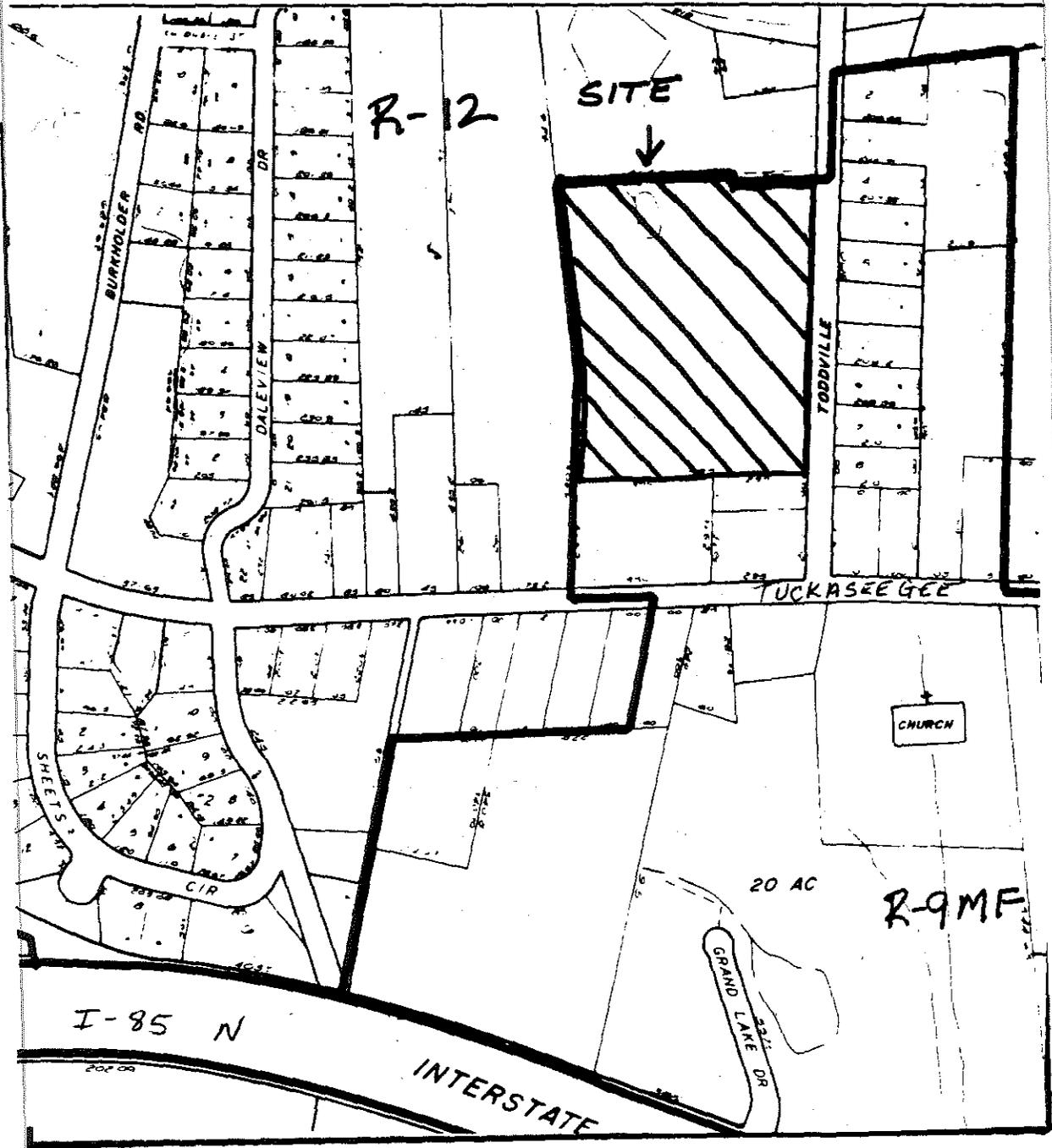
June 16, 1986
Ordinance Book 34 - Page 498

PETITIONER Tuckasee gee Road Community Organization

PETITION NO. 86-38 HEARING DATE 4-21-86

ZONING CLASSIFICATION, EXISTING R-9MF REQUESTED R-12

LOCATION a 10.14 acre site on Toddville Road north of its intersection with Tuckaseegee



ZONING MAP NO. 86

SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE



June 16, 1986
Ordinance Book 34 - Page 499

Petition No. 86-47
Ed Sadler

ORDINANCE NO. 1982-7

AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of a 43.288 acre site located between I-85 and Tuckaseegee Road south of West Mecklenburg High School from R-12 to R-15MF(CD); and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 3201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 3202.1 and 3202.2, and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Section 1300 and a public hearing was held on May 19, 1986; and

WHEREAS, in the passage of this ordinance the City Council of the City of Charlotte has considered the promotion of the health, safety, general welfare, and public interest of the community, and each of the following which are required by Section 3202.3:

1. The policies and objectives of the comprehensive plan, particularly in relation to the proposed site and surrounding area.
2. The potential adverse impacts on the surrounding area, especially in regards but not limited to traffic, storm drainage, land values and compatibility of land use activities.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1005 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-12 to R-15MF(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

BEGINNING at a point in the southerly right-of-way line of Tuckaseegee Road, said point being the northeasterly corner of a tract of land owned by James N. Haney and wife as shown on deed dated July 29, 1955 and recorded in Book 1791, Page 487 in the Mecklenburg Public Registry, and running thence S.6-58-33E. 309.57 feet; thence N.84-35-17E. 115.13 feet; thence N.84-23-51E. 231.60 feet; thence N.5-38-41E. 364.64 feet to a point in the southerly right-of-way line of Tuckaseegee Road; thence with said right-of-way line in an easterly direction two (2) courses as follows: (1) with a circular curve to the right having a radius of 381.04 feet an arc distance of 141.57 feet; (2) S.79-14-29E. 346.72 feet; thence S.7-44-31W. 572.30 feet; thence S.44-19-14W. 330.06 feet; thence S.67-38-00W.

June 16, 1986
Ordinance Book 34 - Page 500

- 2 -

221.71 feet; thence S.10-57-11W. 196.32 feet; thence N.71-16-38W. 297.92 feet; thence S.12-30-37W. 950.15 feet to the northerly margin of Interstate Highway 85; thence with said right-of-way in a westerly direction with a circular curve to the right having a radius of 5,599.58 feet an arc distance of 823.11 feet; thence N.19-45-08E. 188.21 feet; thence N.11-54-14E. 1,020.65 feet; thence N.78-09-24E. 209.83 feet; thence S.11-52-14W. 100.88 feet; thence N.76-48-55E. 228.39 feet; thence N.11-39-54E. 162.00 feet; thence N.11-59-51W. 140.01 feet to the southerly right-of-way of Tuckaseegee Road; thence with said right-of-way N.78-09-22E. 142.86 feet to the BEGINNING, containing 43.288 acres.

Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

Section 3. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

Henry Underhill by H. Michael J.
Henry Underhill, City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 16th day of June, 1986, the reference having been made in Minute Book 86, and recorded in full in Ordinance Book 34, beginning on Page 499.

Pat Sharkey
City Clerk

Petition No. 86-48
Charlotte-Mecklenburg
Planning Commission

ORDINANCE NO. 1983-Z

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1005 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-9MF to R-9 and R-15MF on the Official Zoning Map, City of Charlotte, N.C. the following described property:

BEING various tracts of land located north of North Tryon Street and east of West Sugar Creek Road in the City of Charlotte and shown more specifically on the attached map.

Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

Section 3. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

H. Michael
Deputy City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 16th day of June, 19 86, the reference having been made in Minute Book 34, and is recorded in full in Ordinance Book 34, at page 501.

Pat Sharkey
City Clerk

June 16, 1986
Ordinance Book 34 - Page 503

Petition No. 86-51
Charlotte-Mecklenburg
Hospital Authority

ORDINANCE NO. 1984-Z

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1005 of the City of Charlotte Zoning Ordinance is hereby amended by changing from O-6 to R-6MF on the Official Zoning Map, City of Charlotte, N.C. the following described property:

BEGINNING at an iron pipe, said iron pipe being located at the intersection of the northwesterly margin of the sixty (60) foot right-of-way of Kenilworth Avenue with the southwesterly margin of the forty (40) foot right-of-way of Romany Road and running thence from said beginning point with the westerly margin of the sixty (60) foot right-of-way of Kenilworth Avenue the following four (4) courses and distances: (1) S.40-45W. 100.00 feet to an iron pipe located at the southeasterly corner of Lot 1 in Block 12 as shown on a map of the property of the H. C. Sherrill Company recorded in Map Book 332 at Page 528 in the Mecklenburg County Public Registry; (2) S.40-45W. 47.8 feet to an iron pipe; (3) S.40-45W. 7.5 feet to a point; and (4) S.40-45W. 98.4 feet to an iron pipe located at the northeasterly corner of Lot 9 in Block 9 as shown on a map of East Dilworth recorded in Map Book 230 at Page 55 in the Mecklenburg County Public Registry; thence with the northerly line of said Lot 9 N.48-00W. 172.5 feet to a point located in the easterly margin of a ten (10) foot alley; thence with the easterly margin of said ten (10) foot alley the following two (2) courses and distances: (1) N.40-45E. 8.8 feet to a point; and (2) N.40-45E. 24.1 feet to a point located at the northwesterly corner of Lot 8 in Block 9 as shown on a map of East Dilworth recorded in Map Book 230 at Page 55 in the Mecklenburg County Public Registry; thence N.71-07W. 4.44 feet to a point; thence with the line of property conveyed to the City of Charlotte (now or formerly) the following two (2) courses and distances: (1) N.38-49E. 74.8 feet to an iron pin located at the northwesterly corner of Lot 4 in Block 12 as shown on a map of the property of the H. C. Sherrill Company recorded in Map Book 332 at Page 528 in the Mecklenburg County Public Registry; and (2) N.38-49E. 97.0 feet to an iron pipe in the southerly margin of the forty (40) foot right-of-way of Romany Road; thence with the southerly margin of the forty (40) foot right-of-way of Romany Road the following four (4) courses and distances: (1) S.75-09E. 13.4 feet to a point; (2) S.63-09E. 49.3 feet to an iron pipe located at the northeasterly corner of Lot 3 in Block 12 as shown on a map of the property of the H. C. Sherrill Company recorded in Map Book 332 at Page 528 in the Mecklenburg County Public Registry; (3) S.63-09E. 62.0 feet to an iron pipe located at the northeasterly corner of Lot 2 in Block 12 as shown on a map of the property of the H. C. Sherrill Company recorded in Map Book 332 at Page 528 in the Mecklenburg County Public Registry and (4) S.63-09E. 63.8 feet to the point or place of BEGINNING and being shown on a Physical Survey of Lots 1, 2, 3 and 4 in Block 12 and Lot 8 in Block 9, East Dilworth, the property of Scotland Associates, dated February 9, 1981 and prepared by Leo J. Zoutewelle, Registered Land Surveyor.

504

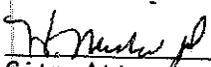
June 16, 1986
Ordinance Book 34 - Page 504

- 2 -

Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

Section 3. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

Depts 
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 16th day of June, 1986, the reference having been made in Minute Book 86, and is recorded in full in Ordinance Book 34, at page 503-504.

Pat Sharkey
City Clerk